Zoning and Platting Commission Resolution

Audit on Third Draft of CodeNEXT

Whereas, in 2013 the Austin City Council approved a "land development code revision" for "an amount not to exceed $2,000,000"; and

Whereas, in 2017 the City Council voted to raise the amount spent on CodeNEXT to $8.5 million; and

Whereas, the third draft of CodeNEXT was released on February 12th, 2018, at more than 1,500 pages; and

Whereas, the third draft includes unanticipated changes such as an increase in allowing adult-oriented businesses and alcohol uses by right, and new uses without definitions such as "cottage" and "guest house"; and

Whereas, the third draft contains errors, misspellings and inconsistencies in text and mapping, such as current Single-Family zones becoming Residential 4, Mixed-Use, Main Street and even Public, and "Principal Areas of Responsibility"; and

Whereas, the third draft includes sections that the public and commissions are seeing for the first time, such as Signage (23-8) and Transportation (23-9); and

Whereas, the third draft makes current uses non-conforming and/or non-complying such as single-family homes on Residential Multi-Unit 4; and

Whereas, the third draft is complex, hard-to-use and disorganized, such as creating at least six different versions of the Affordable Housing Density Bonus Program.

Now, Therefore, Be It Resolved:

The City of Austin Zoning and Platting Commission requests an audit of how taxpayer funds were spent on the third draft. The audit should include but not be limited to:

1. Total hours spent by staff and consultants on code development, rewriting, and mapping, as well as non-labor expenses
2. Payments to consultants and subconsultants
3. Consultants' travel time and expenses
4. Public relations expenses, including in-house videos
5. Meetings consultants and staff have had with each other, groups, commissions, individuals and city council offices
6. Production of deliverables
7. A comparison with other cities' code rewrite costs and timeline.